

**MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

November 15, 2011

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, November 15, 2011 at approximately 8:45 a.m. at the Schneider Apartments, located at 1750 West Peterson in Chicago, IL.

In the absence of Chairman Jim Reynolds, Commissioner Adela Cepeda called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Deverra Beverly Adela Cepeda Mark Cozzi Dr. Mildred Harris Myra King Z. Scott Sandra Young
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Absent:	James Reynolds Bridget Reidy
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Also present were Charles Woodyard, Chief Executive Officer; Kris Warren, Chief of Staff; Scott Ammarell, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made and properly seconded, the Commissioners adjourned to Executive Session. Commissioner Cepeda, announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one hour to possibly discuss pending, probable or imminent litigation, personnel related matters, collective negotiating matters, purchase sale and lease of real estate property; establishment of reserves and settlement of claims.

The Commissioners subsequently reconvened in Open Session and Commissioner Cepeda thereupon convened the Business and Public portion of the meeting.

Upon Motion made by Commissioner Harris and properly seconded by Commissioner Beverly, the Minutes for the Finance and Audit Committee Meetings of September 14 and October 12, 2011 were unanimously approved.

Mr. Charles Woodyard was then introduced by Commissioner Mildred Harris. Per Commissioner Harris, on September 22, 2011, Mr. Woodyard was appointed Chief Executive Officer of the Chicago Housing Authority, effective October 24, 2011. Mr. Woodyard was president and CEO of the Charlotte Housing Authority since 2002, where he led a change process in both the business and administration of the agency. Having spent 30 years in the public sector with a focus on housing, Mr. Woodyard has a wealth of experience in municipal government and the unique challenges facing public housing. In Chicago, he will utilize his experience of engaging the private sector in the real estate components of public housing, as well as integration through mixed-income development, to further the progress of CHA's Plan for Transformation. Mr. Woodyard has held board positions on numerous local, regional and national boards, including Leadership Charlotte, Public Housing Authorities Directors Association (PHADA), National Association of Housing & Redevelopment Officials (NAHRO) and Partners in Out of School Time (POST). Mr. Woodyard is a graduate of the University of North Carolina-Chapel Hill, with a master's degree in public administration.

Commissioner Adela Cepeda, Chairwoman of the Finance and Audit Committee, then presented the following report. Per Commissioner Cepeda, the Finance and Audit Committee held its regular meeting on Wednesday, November 9th at the CHA Corporate Offices. Mike Gurgone, Treasurer, presented the Committee with the Treasury and Cash Flow Report for October 2011.

Commissioner Cepeda then presented a Motion for adoption of the Resolution for Item A1

(Item A1)

The CHA originally entered into contract with Innovative Financial Housing Solutions (IFHS) in March 2010 pursuant to a small procurement. Subsequently in June 2010, the Board authorized an increase of the contract's funding for the balance of the base term, which is set to expire on February 28, 2012, to allow IFHS to help CHA implement the recommendations that were made during the first several months of the Contract's term and to provide technical accounting and consulting assistance on additional projects. CHA has been very satisfied with the accounting and consulting services that have been provided by IFHS to date. With the recent resignation of the CHA's Chief Financial Officer and Budget Director, the CHA has an immediate need to have knowledgeable individuals provide ongoing financial operations assistance to the Executive Office. IFHS' and Mr. Nolan's extensive public housing experience and financial acumen place them in a unique position to fill that gap and allow CHA to efficiently and economically continue its financial operations until CHA is able to fill those positions with full time employees. Accordingly, the amended resolution, as presented by Committee Chair Cepeda, approves an amendment to Contract No. 1011 with IFHS to include expanded financial, advisory, accounting, auditing and consulting services and increase the contracts funding, not-to-exceed \$500,000, subject to the condition that upon expenditure of the first \$250,000, Board approval will be obtained for expenditure of the remaining \$250,000.

RESOLUTION NO. 2011-CHA-132

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 9, 2011 entitled "AUTHORIZATION TO AMEND CONTRACT NO. 1011 WITH INNOVATIVE FINANCIAL HOUSING SOLUTIONS, INC. TO INCLUDE EXPANDED FINANCIAL ADVISORY, ACCOUNTING, AUDITING, AND CONSULTING SERVICES, INCREASE THE CONTRACT'S FUNDING, AND EXERCISE THE CONTRACT'S OPTION YEAR";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners ("Board") hereby authorizes the Chief Executive Officer or his designee to amend Contract No. 1011 ("Contract") with Innovative Financial Housing Solutions, Inc. to include expanded financial advisory, accounting, auditing, and consulting services, **and increase the funding of the Contract by an amount not-to-exceed \$500,000, subject to the condition that upon expenditure of the first \$250,000, Board approval will be obtained for expenditure of the remaining \$250,000.** The Board also authorizes the Chief Executive Officer, or his designee, to exercise the Contract's option year for the period of March 1, 2012 through February 28, 2013 to continue utilizing IFHS as a consultant for business process reengineering and strategic planning.

The Motion to adopt resolution for Items A1 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Deverra Beverly
	Adela Cepeda
	Mark Cozzi
	Dr. Mildred Harris
	Myra King
	Z. Scott
	Sandra Young

Nays:	None
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There being no questions or discussion, Chairwoman Cepeda thereupon declared said Motion carried and said resolution adopted.

In the absence of Committee Chair Reidy, Commissioner Harris presented the report for the Operations and Facilities Committee. Per Commissioner Harris, the Operations and Facilities Committee held its regular meeting on Wednesday, November 9th at the CHA Corporate Office.

Commissioner Harris then presented a Motion for the adoption of the Resolution for Item B1.

(Item B1)

The resolution for Item B1 approves the first of two one-year options on a land lease agreement between CHA and Sinai Health Center for the 2600 and 2700 Block of Ogden Avenue and the 2600 Block of 13th Place. In December 2010, the Board approved a lease agreement with Sinai Health Center to build and maintain a Sinai parking lot on approximately 75% of the Lawndale Complex/Ogden Courts site. The purpose of this lease is to improve the quality of life for public housing residents, Sinai staff and visitors, and residents residing in the area surrounding the site. The site is being leased at less than fair market value; however, there is an additional commensurate benefit to the Park Douglas community due to the fact that Sinai provides family support and medical services, training and employment opportunities for CHA residents. Jobs were generated for the construction of the parking lot, the operation of the parking lot and for hospital support duties.

RESOLUTION NO. 2011-CHA-133

WHEREAS, the Board of Commissioners has reviewed Board Letter dated November 15, 2011, requesting authorization to execute the 1st of two one-year options on a land lease agreement with Sinai Health Center on CHA's vacant Lawndale Complex and Ogden Courts property sites located at the 2600 and 2700 block of Ogden Avenue and 2600 block of 13th Place.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute the 1st of two one-year options on a land lease agreement with Sinai Health Center on CHA's vacant Lawndale Complex and Ogden Courts property sites located at the 2600 and 2700 block of Ogden Avenue and 2600 block of 13th Place.

The Motion to adopt resolution for Item B1 was seconded by Commissioner Young and the voting was as follows:

Ayes:	Deverra Beverly Adela Cepeda Mark Cozzi Dr. Mildred Harris Myra King Z. Scott Sandra Young
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Nays:	None
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There being no questions or discussion, Commissioner Cepeda thereupon declared said Motion carried and said resolution adopted.

Commissioner Sandra Young, Chairwoman of the Tenant Services Committee, then presented the following report. Per Commissioner Young, the Tenant Services Committee held its regular meeting on Wednesday, November 9, 2011 at the CHA Corporate Offices. Mary Howard, Senior Vice-President of Resident Services provided the Committee with an in-depth report on the FamilyWorks Program.

Commissioner Young then presented an Omnibus Motion for adoption of the Resolutions for Items C1 and C2.

(Item C1)

Early this past summer, the CHA applied for renewal funding from HUD for its Family Self Sufficiency Program (FSS), which application required the Board's authorization. On September 30, 2011, the CHA received official written notice of being selected to receive \$738,873.00 of renewal funding from HUD to support 14 positions for the period of January 1, 2012 through December 31, 2012. The renewal funding allows the continuation of employment of FSS program coordinators who will ensure that HCV residents are linked to the supportive services they need to achieve self-sufficiency such as training opportunities, job placement organizations and local employers. Accordingly, the resolution for Item C1 ratifies the application and acceptance of \$738,873 of renewal funding from HUD.

RESOLUTION NO. 2011-CHA-134

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 9, 2011, entitled “RATIFICATION OF APPLICATION FOR AND AUTHORIZATION TO ACCEPT RENEWAL FUNDING FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT BY AN AMENDMENT TO THE HOUSING CHOICE VOUCHER ANNUAL CONTRIBUTIONS CONTRACT”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners ratifies the application for and authorizes the acceptance of \$738,873.00 of renewal funding from HUD, applicable for CHA’s FY 2012 Budget, for the Housing Choice Voucher (“HCV”) Family Self-Sufficiency Program by an amendment to the HCV Annual Contributions Contract.

(Item C2)

The resolution for Item C2 approves contract extension with LR ABLA LLC, not-to exceed \$750,000 to provide community and supportive services to families residing at Roosevelt Square. The Contract’s primary focus is to assist CHA families that have chosen to return to the Roosevelt Square mixed-finance community. Services are designed to address the barriers a family may face in maintaining lease compliance. LR ABLA, through its subcontractor Heartland Human Care Services, will continue to offer case management services to help residents maintain their lease compliance in Phases I and II of the redeveloped community. These services continue to focus on job readiness, placement and retention, lease compliance, counseling and substance abuse, youth activities, and other services to promote self-sufficiency. As of September 30, 2011 LR ABLA has been making satisfactory progress towards its contract goals, which are tracked by case managers utilizing Individual Action Plans (IAP) with residents as goals and milestones are achieved. CHA staff will continue to monitor and perform quality assurance of LR ABLA including, but not limited to, detailed tracking of performance outcomes, monthly performance reports of individual agencies, quarterly performance review meetings, participant file audits and on-going resident customer satisfaction reviews.

RESOLUTION NO. 2011-CHA-135

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 9, 2011, entitled “RECOMMENDATION TO EXTEND CONTRACT NO. 0663 WITH LR ABLA LLC TO PROVIDE COMMUNITY AND SUPPORTIVE SERVICES TO FAMILIES RESIDING AT ROOSEVELT SQUARE”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to extend Contract No. 0663 with the LR ABLA LLC (“Contract”) to provide community and supportive services for CHA families who have chosen to move to the redeveloped Roosevelt Square Community for the period of January 1, 2012 through December 31, 2012, and to increase the Contract’s funding in an amount not-to-exceed \$750,000.00. The Contract’s new total not-to-exceed compensation amount will be \$6,750,025.40.

The Omnibus Motion to adopt resolutions for Items C1 and C2 was seconded by Commissioner Beverly and the voting was as follows:

Ayes:	Deverra Beverly Adela Cepeda Mark Cozzi Dr. Mildred Harris Myra King Z. Scott Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted.

Mr. Woodyard, Chief Executive Officer, then presented his monthly report. Per Mr. Woodyard, it is an honor to be given the opportunity, by Commissioners and resident leaders, to lead the CHA in attaining the goals of the Plan For Transformation. Mr. Woodyard continued by expressing his full support of programs and services to address CHA residents’ needs and vowed to maintain a strong customer service focus to ensure residents, especially senior residents, are treated with respect and dignity. Mr. Woodyard concluded his presentation by highlighting his participation in Operation Warm.

Chairwoman Cepeda then invited residents and the public at large to address the Board.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned

s/b: Adela Cepeda
Acting Chairwoman

s/b: Lee Chuc-Gill, Secretary, Custodian and
Keeper of Records